



Inkstone Architects
18 Main Street
Concord, MA 01742

inkstonearchitects.com

Commercial Work

INKSTONE
ARCHITECTS

who we are

We are a full service architecture firm located in Concord, Massachusetts. Our team includes eight architects, designers, and project managers. We work with a solid network of engineers, consultants, and specialty designers so that we can serve our clients with a diverse range of projects.

One part of our firm is focused on residential design, including additions, renovations, and new construction.

The other part is dedicated to commercial projects such as tenant improvements for office spaces, retail, mixed use, and businesses of all industries.

Brigitte has a background of large-scale public transportation projects, public town projects, and commercial work. She works with residential and commercial clients.

Eve comes from an affordable housing/public sector work background and has served as a residential architect for 25 years.

Together, we provide clients with support throughout the design process, from conception to schematic design, design development, permitting, code review, construction documentation, construction administration, and project management.

the team

Brigitte Steines AIA LEED AP, Principal
30 years of experience
InkStone Architects founder
Previously Principal at steines architecture
Licensed in California, Massachusetts, and Berlin
NCARB certified

Eve Isenberg AIA, Principal
25 years of experience
InkStone Architects founder
Previously principal at Eve Isenberg Architects
Licensed in Massachusetts and New Hampshire
NCARB certified

Maria Zvezdov LEED GA, Director of Design
18 years of experience
Leading designer and project manager for additions, renovations, and new construction
Extensive experience in interior design

Michael Luebeck, Project Manager
16 years of experience
10 years of architectural design/project management at Design-Science, Inc.
Extensive commercial experience and building science knowledge

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services offered

Architectural Services

Fit Plans for Potential Tenants • Existing Conditions Documentation • Feasibility Studies • Programming • Conceptual & Schematic Design • 3D Modeling & Renderings • Design Development • Permitting Process Documents & Support • Construction Documents • Coordination of all Consultants/Engineers • Agency Approval Packages • Public Hearing Representation • Town Planning Boards • Zoning Board of Appeals • Conservation Commissions • Historic District Commissions • Building Code & Ordinance Compliance Evaluation • MA Architectural Access Board Compliance Evaluation • MA 780 CMR Chapter 34 • Existing Building Compliance Evaluation • BOMA Calculations

Space Planning and Interior Design

Tenant Improvement Design • Programming and Planning for Growth • Furniture Layout and Interior Design • Finish Design and Materials/Furnishings Selection and Specifications • Custom Millwork design • Lighting Design

Bidding Process

Contract Drawings and Specifications • Bidding and Award Process

Construction Administration

Contractor Submittal Review • Request for Information Handling • Site Visits and Site Meetings • Project Close Out and As-Built Documentation

project types

Residential

Additions
Renovations
New Construction
Accessible Retrofits

Commercial

Housing Developments
Building Core & Shell
Manufacturing
Lobbies
Light Industrial
Corporate Spaces
Institutional
Food Service
Hospitality
Technology Companies
Clean Room Coordination
Showrooms
SCIF Rooms & Suites
Warehouses
Storage Facilities
Gym Spaces
Parking Garages



01 Tenant Fit-Out

3 Mill and Main, Maynard, MA

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02 New Office Rebuild / Addition

200 Middlesex Turnpike, Burlington, MA

Mike Luebeck
for Design-Science, Inc.

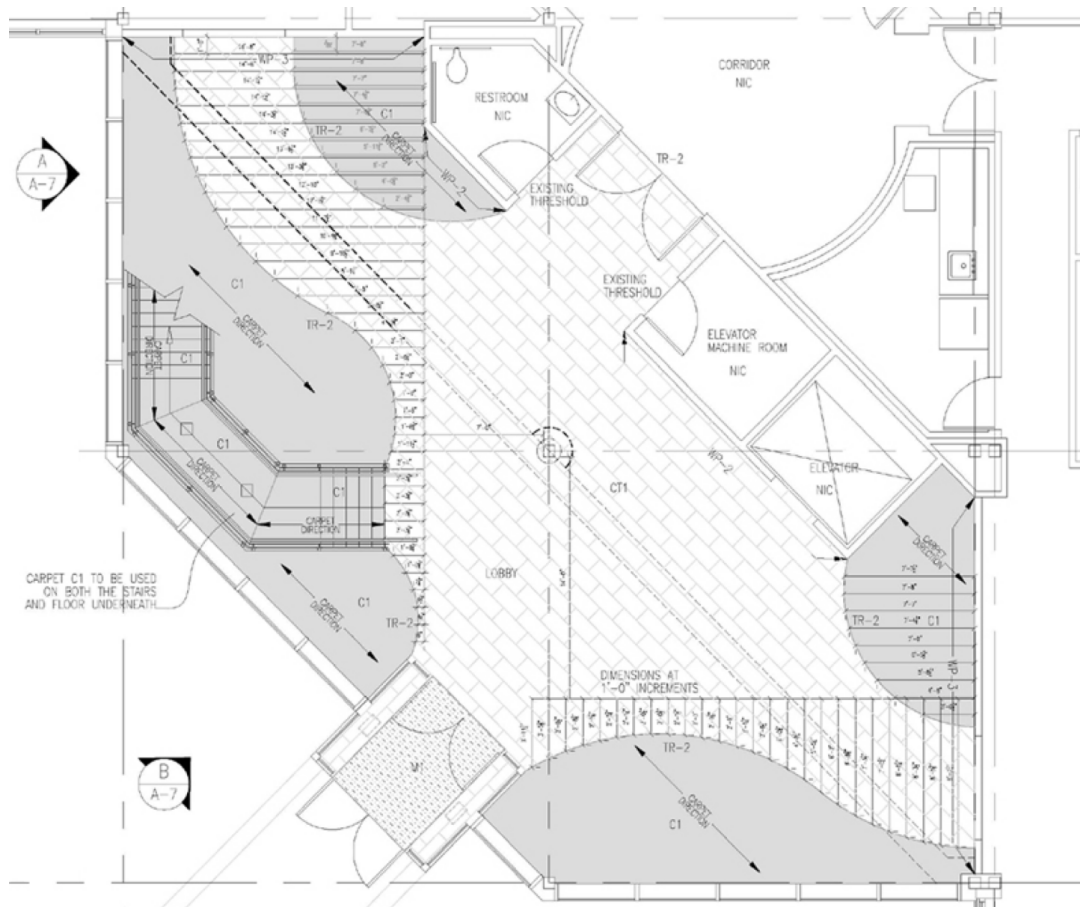


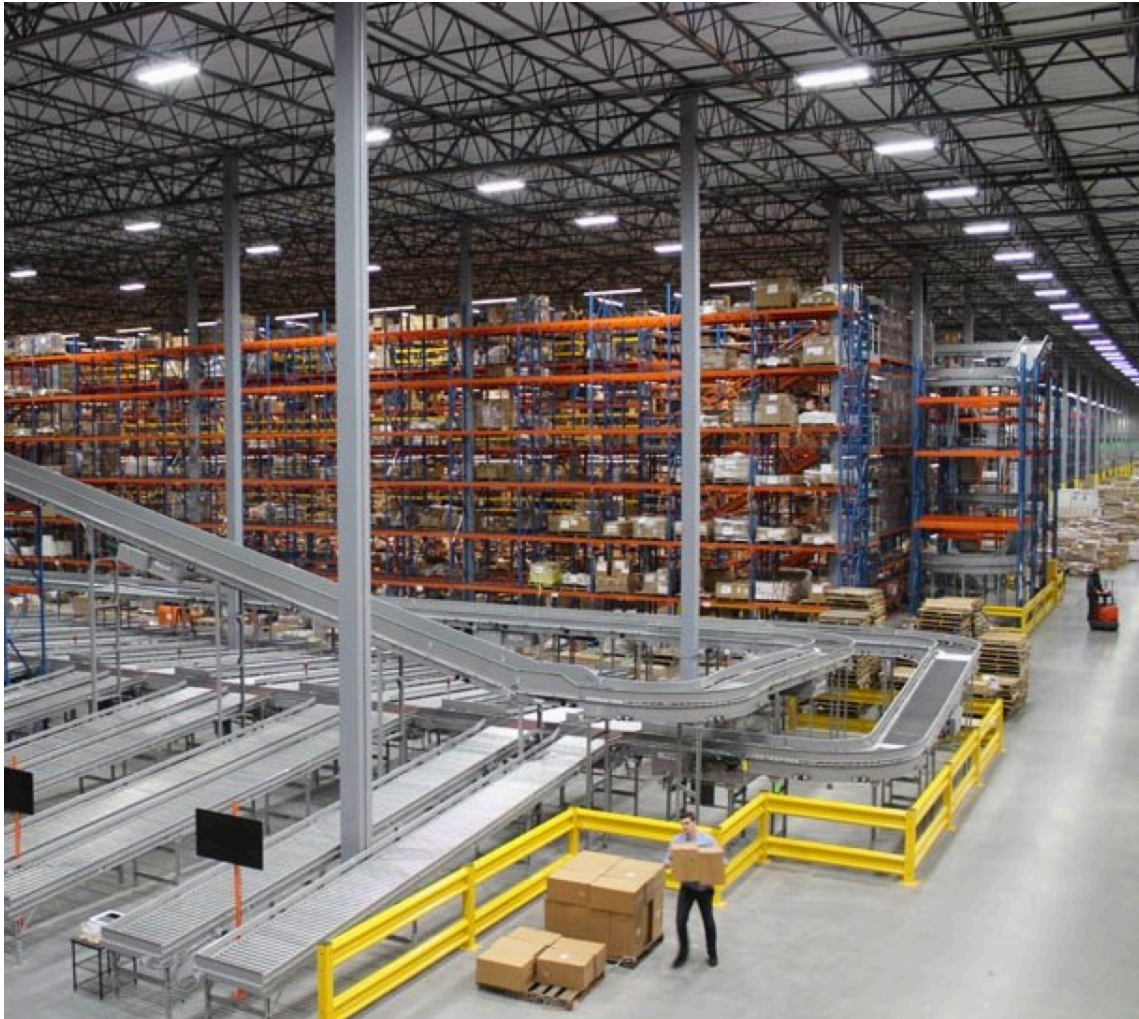


03 Main Lobby Renovation

397 Williams Street, Marlborough, MA

Mike Luebeck
for Design-Science, Inc.

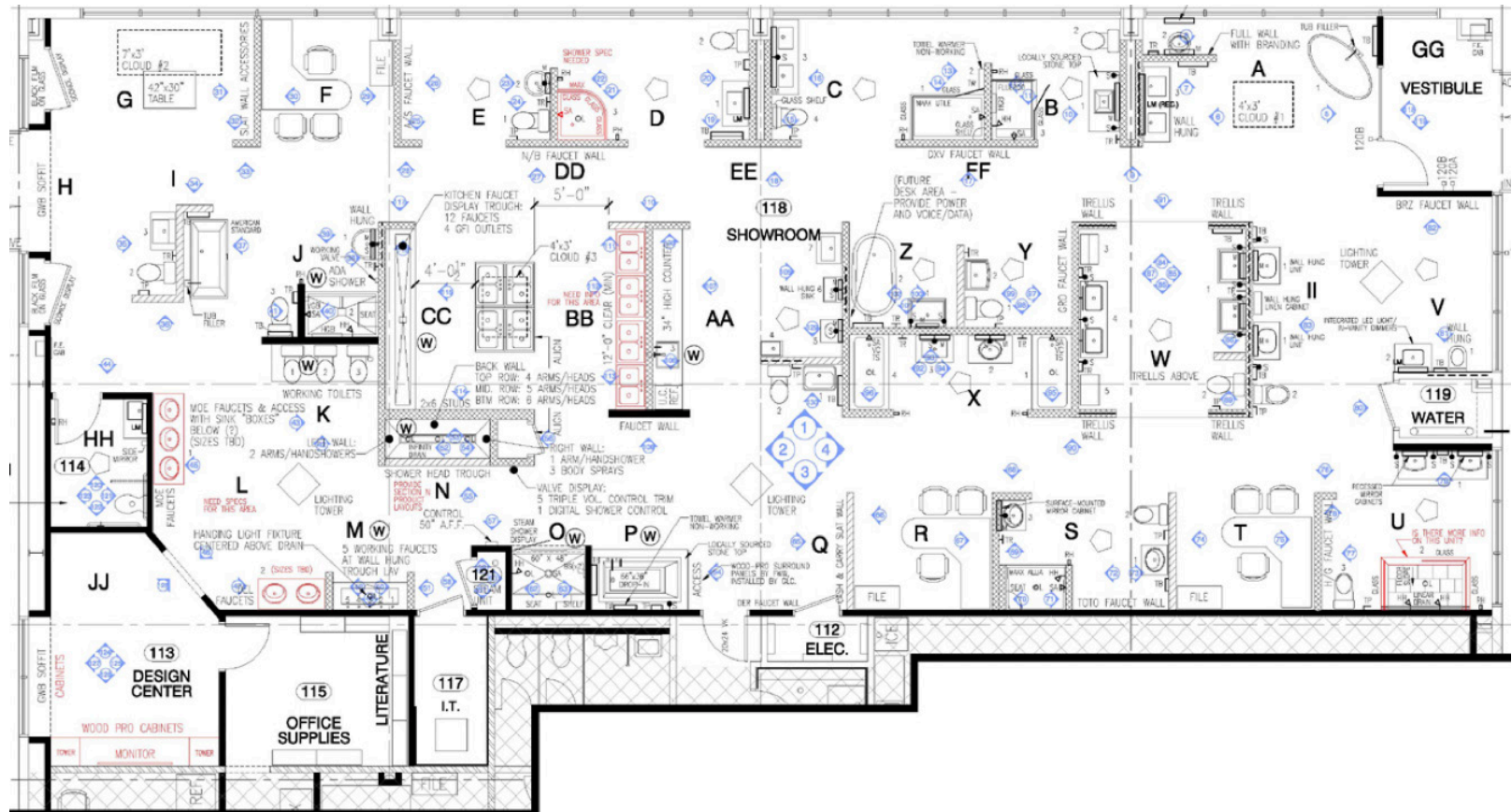




04 Designs for Office, Showroom, and Warehouse Space

F.W. Webb Company (locations in MA, NH, CT, ME, NJ)

Mike Luebeck
for Design-Science, Inc.

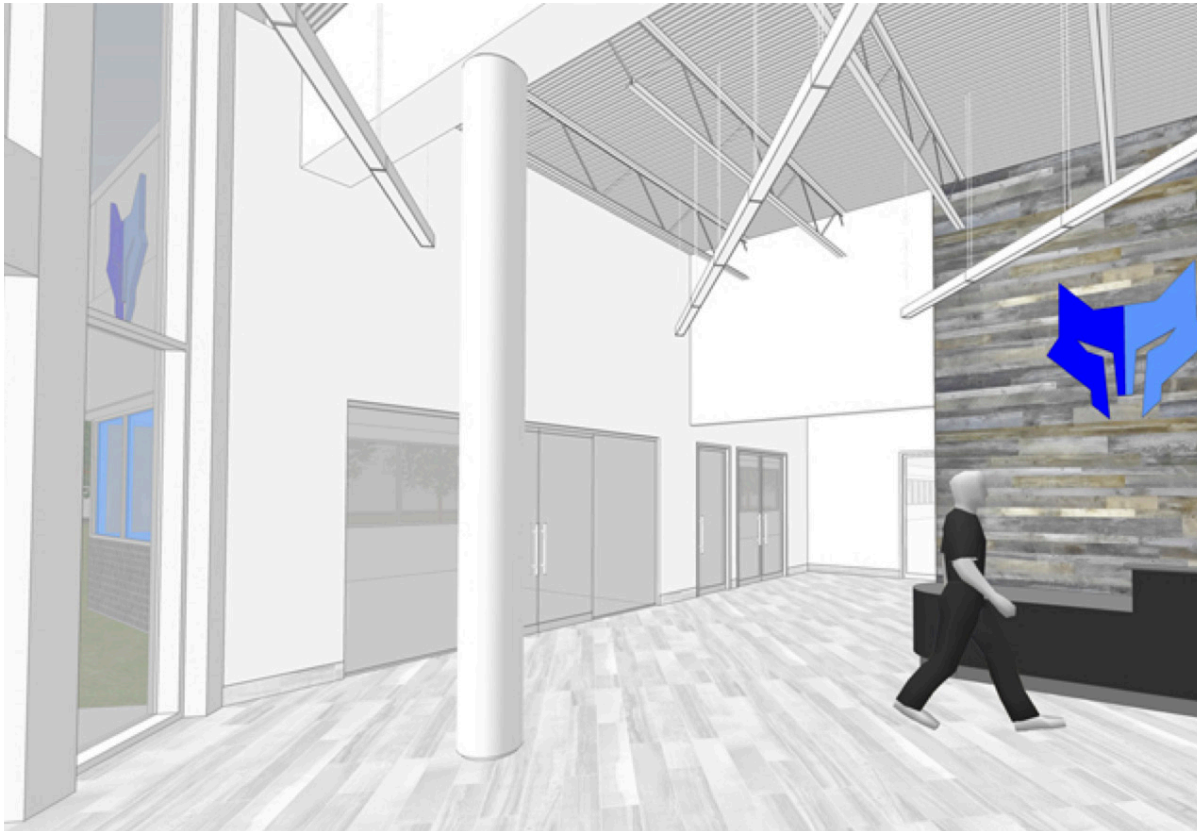


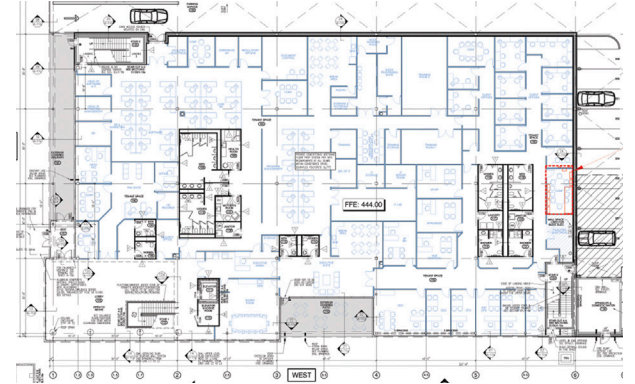


05 Biotechnology Tenant- Core & Shell Renovation

97 South Street, Hopkinton, MA

Mike Luebeck
for Design-Science, Inc.

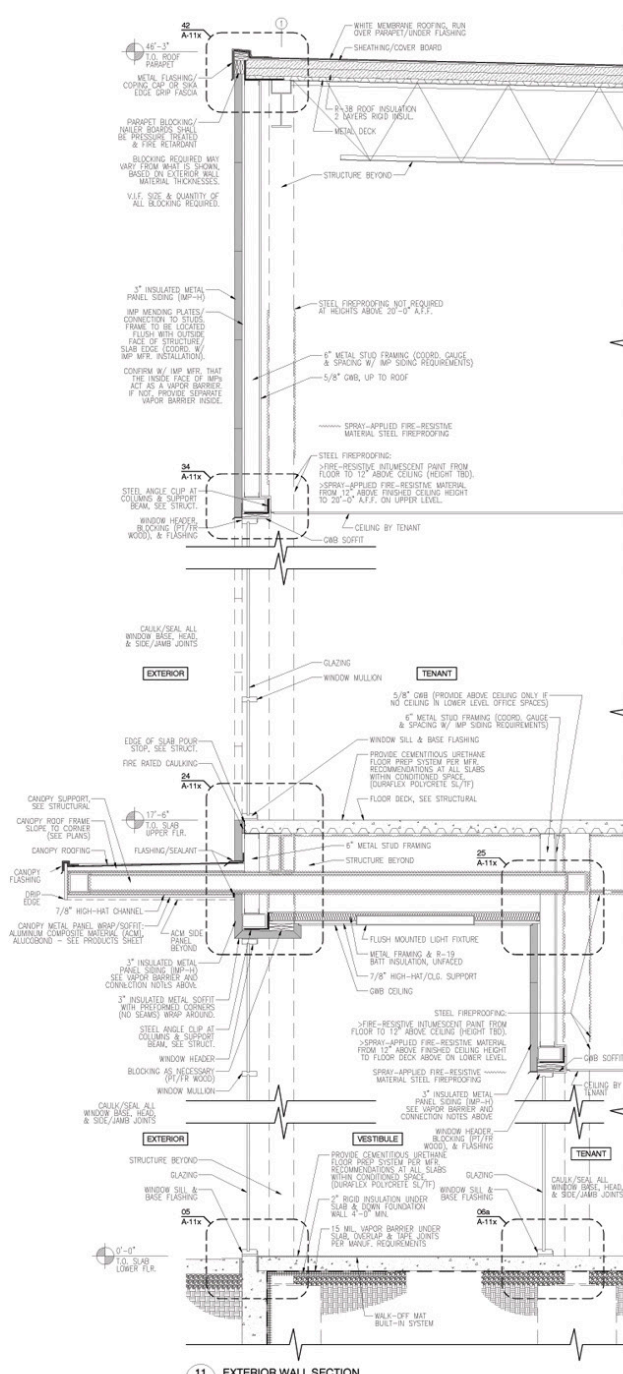
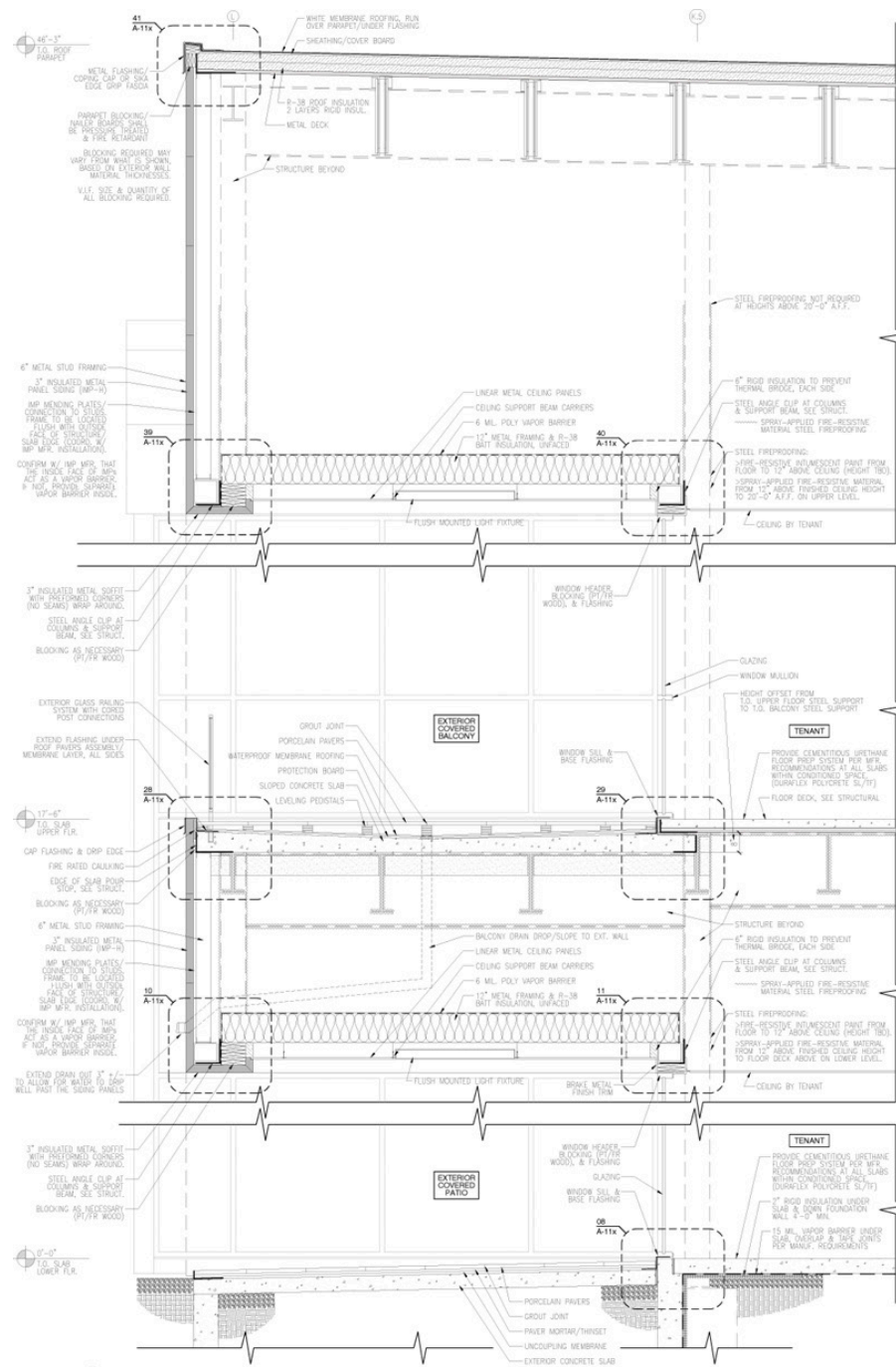




06 Biotechnology Headquarters - New Building

101 South Street, Hopkinton, MA

Mike Luebeck
for Design-Science, Inc.





rendering



existing



existing

07 Renovation, Egress Design, Site Plan Review,
Historic Commission, ADA
29 Hudson Steet, Sudbury, MA

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08 Warehouse Renovation & Spec Office Fit-Out

150 Charles Colton Road, Taunton, MA

Mike Luebeck
for Design-Science, Inc.

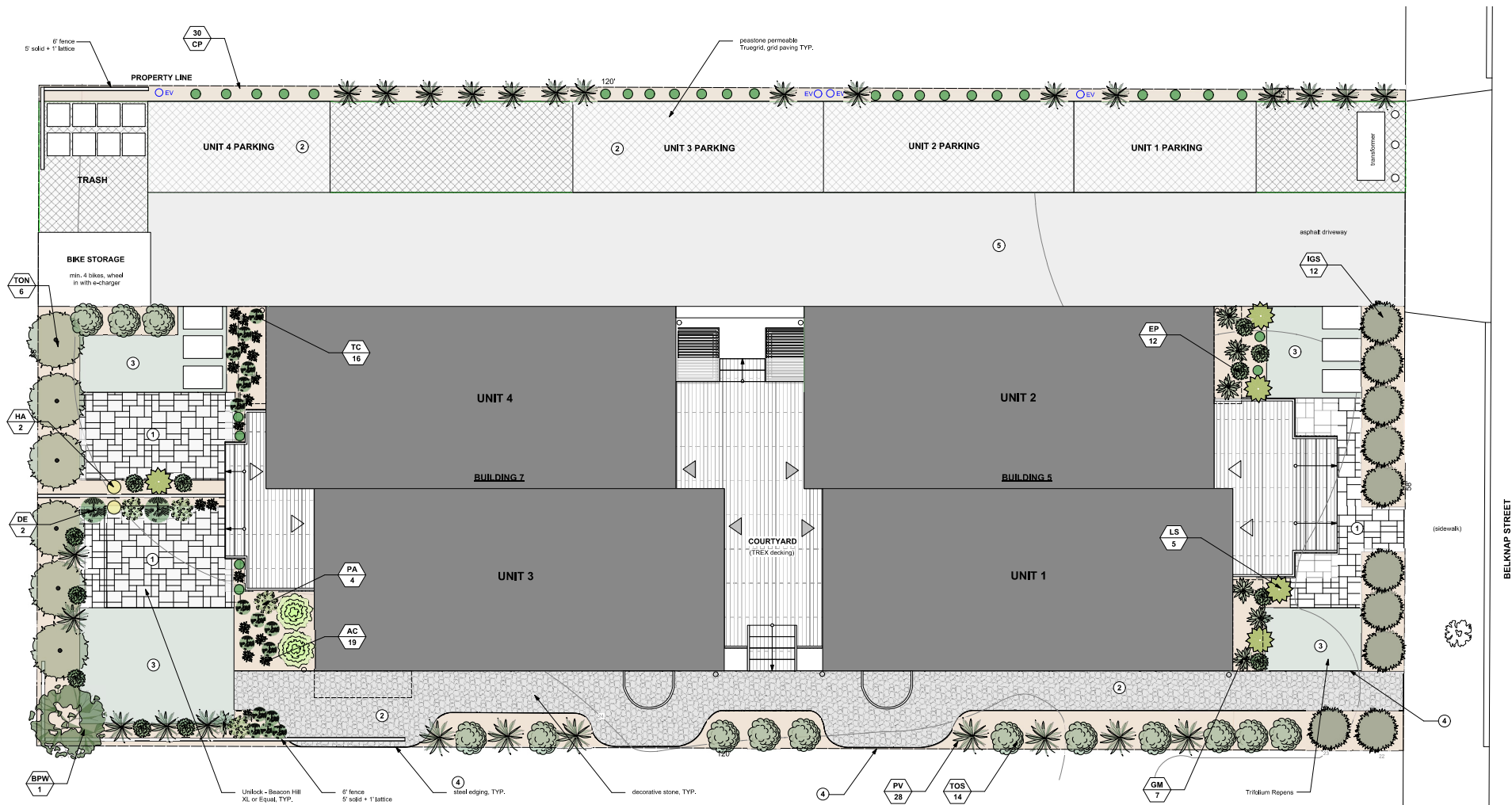


09

Ice Cream Store Renovation

1752 Massachusetts Ave., Lexington, MA

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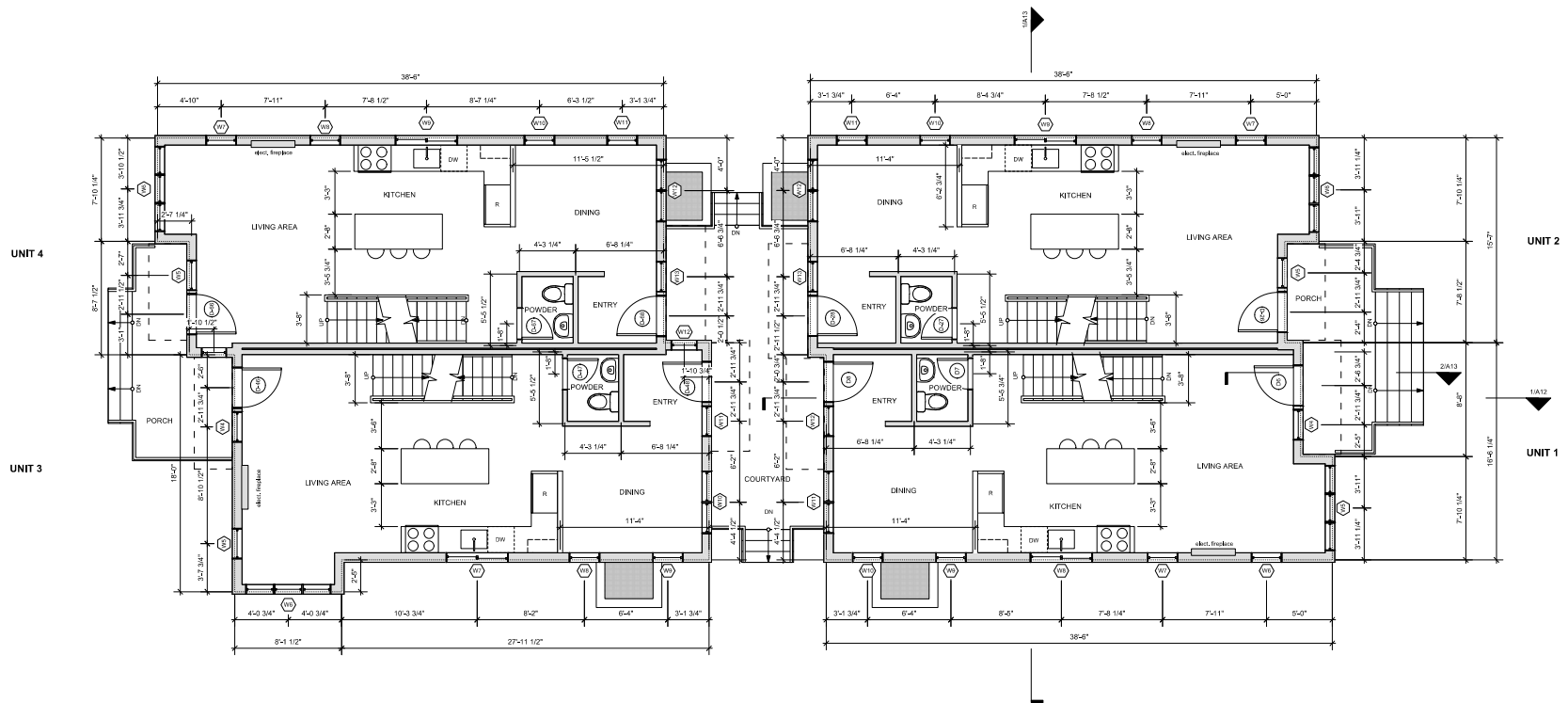


10 Townhouse Development

5-7 Belknap Street, Arlington, MA

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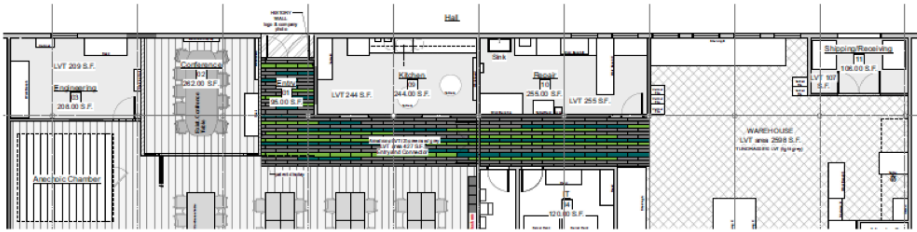


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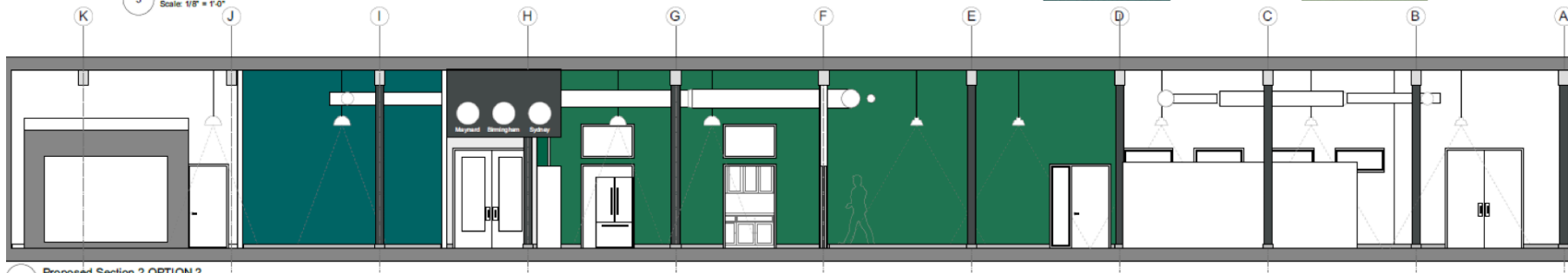
16 Unit Housing Development

10 Appleton Place, Arlington, MA

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Proposed Floor Plan
Scale: 1/8" = 1'-0"

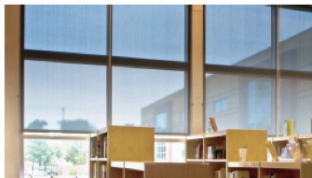


Proposed Section 2 OPTION 2
Scale: 1/4" = 1'-0"



Offices Interior Elevation - Concept
Scale: 1/8" = 1'-0"

INSCROLL SOLAR SCREEN SHADES, by Innovative Openings

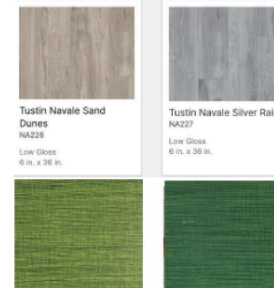


1. Live and work comfortably
2. Reduce glare and heat
3. Reduce UV rays to protect your skin, eyes, furnishings and finishes
4. No "closed-in" feeling
5. Excellent views to the outside

LIGHTING FIXTURES



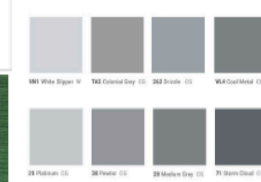
FLOOR LVT TILES

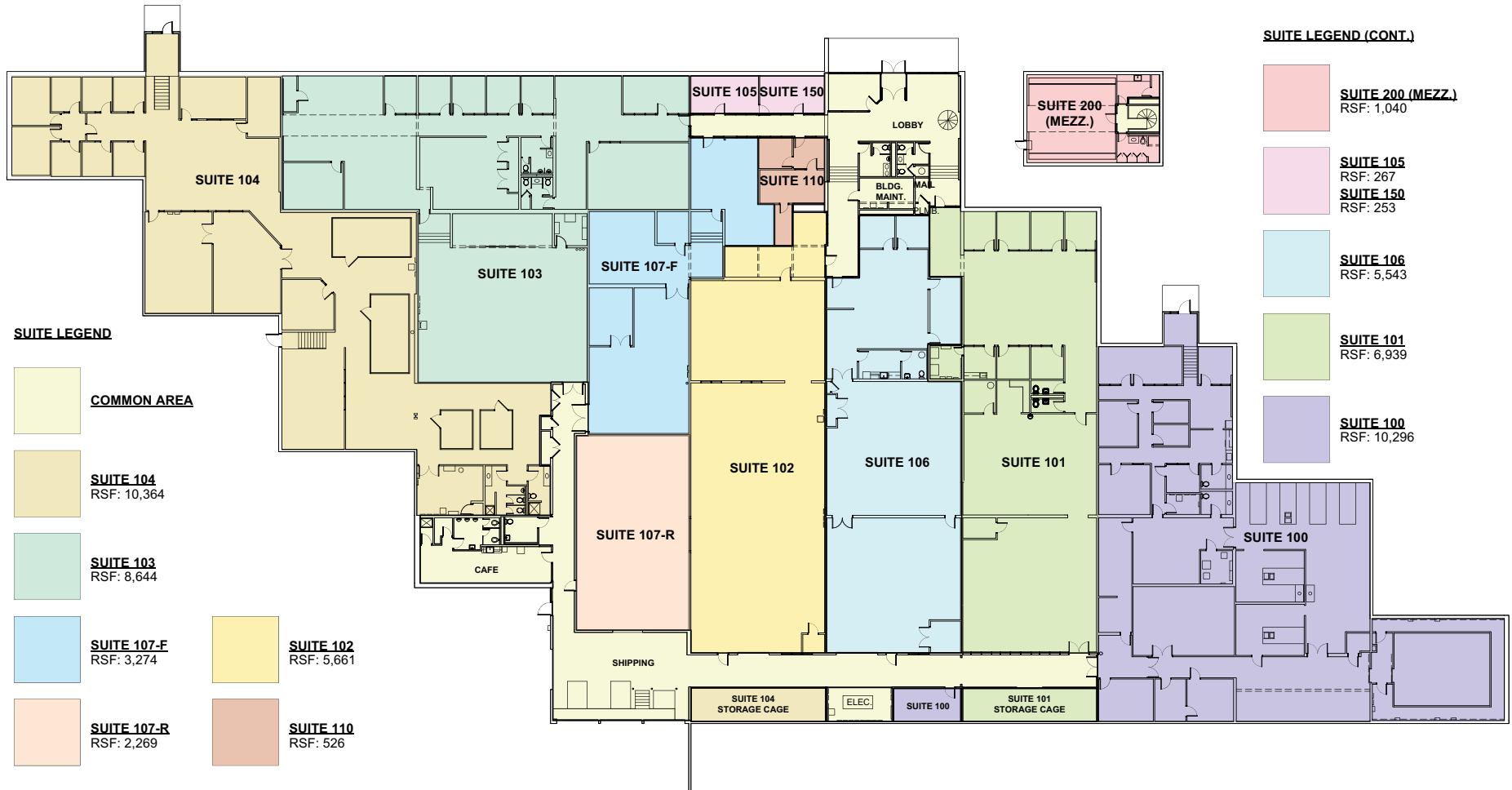


FLOOR CARPET TILES



TARKETT BASEBOARD JONHSONITE





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Miscellaneous Projects Space Planning

code review, BOMA calcs, suite improvements, etc.

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